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It must be added that the author's treatment of difficult questions of bankruptcy law is inadequate, and his opinions, when expressed on such questions, are not of great value.

S. W.

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THE LAW OF REAL PROPERTY and Other Interests in Land. By Herbert Thorndike Tiffany. St. Paul: Keefe-Davidson Co. 1903. 2 vols. pp. xxxiii, 1-828; xv, 829-1589. 8vo.

It has been well said that "in the present state of legal learning, a chief need is for books on special topics, chosen with a view, not to their utility as the subjects of convenient manuals, but to their place and importance in the general system of law. When such books have been written, it will then, for the first time, become possible to treat fully the great departments of the law, or even to construct a *corpus juris*." GRAY, RULE AGAINST PERPS., preface. How much the writer of the foregoing words has contributed through his own "books on special topics" to the possibility of treating fully one great department of the law, appears not only from Mr. Tiffany's own acknowledgment, but upon even a slight examination of the work before us.

Mr. Tiffany has produced a treatise upon the modern law of real property, but he has not neglected the earlier common law upon which the present system is based. To have omitted a consideration of the principles of that earlier law would have been to write a mere digest — and a very dry and unintelligible digest at that. On the other hand, the subject of the law of real property is so large that to examine and trace with minuteness its history and development would be far from serving the ends Mr. Tiffany has in view. Recent researches (especially the "History" of Pollock and Maitland) give to the author of the present day great advantages not within the reach of those who wrote before the publication of these latter-day discoveries. Mr. Tiffany has thus been enabled to treat the historical side simply, briefly, and consistently. His desire "to present, in moderate compass, the principles which govern the various branches of the law of land," and to produce a book which shall attract the student and also prove useful to the practising lawyer, seems to have been well accomplished. The student might wish that more space had been devoted to the discussion and weighing of opinions on contested questions, but this would be beyond the scope of the work.

It is often said that case-books are useless as tools to others than students who have studied them in their law-school courses. This statement can no longer be considered true as regards Professor Gray's Cases on Property and parts of Professor Ames's Cases on Trusts. A glance at the foot-notes on almost any page of Mr. Tiffany's book will show that the author has adopted the happy device of giving references to cases not only as they appear in the original reports, but also as they are reprinted in these case-books. Armed with Mr. Tiffany's work and with a few case-books, one might well feel that he had a small library of original authorities at his command.

The value of summaries and short statements of principles depends upon judicious selection and clearness and accuracy of expression. The student (and as a rule summaries are more useful to him than to the practitioner) will find the brief statements at the beginnings of chapters of much service in assisting him to a comprehensive view or review of the entire subject.

J. I. W.

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A TREATISE ON EQUITY PLEADING AND PRACTICE, with Illustrative Forms and Precedents. By William Meade Fletcher, Professor of the Law of Equity Pleading and Practice in the Law School of Northwestern University. St. Paul: Keefe-Davidson Company. 1902. pp. xxxv, 1368. 8vo.

While the distinction between actions at law and suits in equity has been abolished in many of the states, in others the original forms of procedure, only slightly modified or simplified, are still in use, and in the federal courts throughout the country the English chancery system is in full force in all its